

Appendix

Table of Contents

Public Meetings and Work Sessions..... 12-2

Calculation of Potential Future Development 12-5

Summary of Open-Ended Comments from Public Survey..... 12-6

Summary of Input from Guided Questions from Public Survey 12-12

Prior City Comprehensive Plans – 1966, 1975, 1988, 1997 12-22

*Direction 2040 Long Range Transportation Plan – Hagerstown/Eastern
Panhandle Regional Profile – Population Projections 12-33*

Input Meetings and Public Work Sessions

Meeting or Event	Date(s)	Topic
Plan Information Gathering and Future Land Use Discussions	2013 - 2015	Planning Staff used this time to gather information for visionHagerstown 2035 from the City's previous plans and studies as well as relevant County plans. Staff and the Planning Commission began a thorough review of future land use for both the city and Medium-Range Growth Area.
Meeting with County Planning Staff	June 3, 2015	City Planning Staff met with County Planning Staff to discuss issues and opportunities concerning the Plan's proposed realignment of MRGA (Ch 2: Growth Management & Land Use)
Bicycle Advisory Committee (BAC) Meeting	June 25, 2015	Presentation of draft Transportation element to BAC and to gather input and feedback (Ch 5: Transportation)
Faith Community Committee Meeting	August 13, 2015	The Committee provided feedback on issues and opportunities related to housing and neighborhoods within the city. The Committee participated in an interactive session with Staff and were asked to respond to questions concerning strengths/weaknesses in housing stock, most important issue facing housing, and possible designation of neighborhood boundaries to facilitate future small areas planning (Ch 7: Housing and Neighborhoods)
Joint City-County Planning Commission Meeting	August 26, 2015	Discussion of both City and County Comprehensive Plan updates and the Medium-Range Growth Area
Mayor & Council Work Session	September 1, 2015	Discussed the "kickoff" of the Comprehensive Plan, visionHagerstown 2035, as well as proposed changes to the City's Medium-Range Growth Area
Meeting with Social Assistance/Services Providers	September 28, 2015	Three local social service providers were represented at the meeting. The Committee provided feedback on issues and opportunities related to housing and neighborhoods within the city. The Committee participated in an interactive session with Staff and were asked to respond to questions concerning strengths/weaknesses in housing stock, most important issue facing housing, and possible designation of neighborhood boundaries to facilitate future small areas planning (Ch 7: Housing and Neighborhoods)
Planning Commission Meetings	September 30, 2015	Review of draft Transportation element
Neighborhoods 1 st Leadership Meeting	October 5, 2015	The Leadership provided Staff feedback on issues and opportunities regarding housing and neighborhood (Ch 7: Housing and Neighborhoods)

Input Meetings and Public Work Sessions

Meeting or Event	Date(s)	Topic
Historic District Commission Meeting	October 8, 2015	Review of and feedback on draft Urban Design and Historic Preservation element
Planning Commission Meeting	October 14, 2015	Review of draft Urban Design and Historic Preservation element
Planning Commission Work Sessions	October 28, 2015	Reviewed draft Transportation element Review draft Urban Design and Historic Preservation element
Washington County Planning Commission Meeting	November 2, 2015	Review of proposed realignment of Medium-Range Growth Area
Planning Commission Meetings	December 9, 2015 January 12, 2016	Review of draft Housing and Neighborhoods element
Planning Commission Meetings	February 24, 2016 March 9, 2016 April 13, 2016	Review of draft Community Facilities element
Land Use Council	March 3, 2016	Discussed with a group of engineers, surveyors, and construction professionals visionHagerstown2035's draft land use recommendations and a proposed realignment of the Medium-Range Growth Area
Planning Commission Meetings	April 27, 2016 May 11, 2016	Review of draft Environmental Resources and Sustainability element
Planning Commission Meetings	May 25, 2016 June 14, 2016 June 29, 2016	Review of draft Growth Management and Land Use element
Planning Commission Meetings	July 13, 2016 August 10, 2016 August 31, 2016	Review of draft Water Resources element
Planning Commission Meetings	September 14, 2016 September 28, 2016	Review of draft Economic Development element
Planning Commission Meetings	October 5, 2016 October 26, 2016	Review of draft Downtown element
Planning Commission Meetings	December 14, 2016 January 11, 2017 January 25, 2017	Review of Introduction and Implementation elements
Planning Commission Meeting	March 8, 2017	Discussion about upcoming public survey to gain input on visionHagerstown 2035's key themes and the timeline for plan process and ultimate adoption
Public Survey	Spring 2017	Distribution through various media the SurveyMonkey® public surveys designed to gather input at key Plan themes from the community at-large. The surveys collectively received over 1,300 responses from the Hagerstown community

Input Meetings and Public Work Sessions

Meeting or Event	Date(s)	Topic
Mayor & Council Work Session	April 18, 2017	Staff provided an overview presentation an update and overview on visionHagerstown 2035's plan process, key themes, as well as Plan's draft goals, issues, policies, and actions
Planning Commission Meeting	May 10, 2017	Staff provided an update on the Future Land Use Plan and the public survey results
60-Day Clearinghouse Review	May thru July 2017	
Planning Commission Public Hearing	August 30, 2017	Receipt of public input on the draft plan.
Planning Commission Meeting	September 13, 2017	Review requested expansion of MRGA to include land on west side of Greencastle Pike.
Joint Meeting of Planning Commission and Mayor and City Council	September 19, 2017	Consider input received at public hearing and from State agencies. Invited input from Mayor and City Council.
Planning Commission Meetings	September 27, 2017 October 11, 2017 October 25, 2017 November 8, 2017	Review offsetting retraction of MRGA to compensate for expansion. Review comments from State agencies and staff proposals to address the comments.
Planning Commission Approval to Forward to Mayor and City Council	December 13, 2017	Final review of updated draft plan and vote to forward to Mayor and City Council.
Mayor and City Council Meeting	February 13, 2018	Staff presentation on Planning Commission's recommended plan and overview on changes made to address State comments and public hearing input.
Mayor and City Council Public Hearing	February 27, 2018	Staff presentation on Planning Commission's recommended plan and overview on changes made to address State comments and public hearing input.
Mayor and City Council Meeting	March 27, 2018	Request direction on whether the Mayor & Council are ready to adopt visionHagerstown 2035.
Mayor and City Council Adoption by Resolution	April 3, 2018	Mayor and Council approve the resolution to adopt the City Comprehensive Plan Update, visionHagerstown 2035.

Calculation of Potential Future Development

Figure 2-3: Future Development Potential in the City (Rapid Growth Scenario)

Development Category	Location	ID on Map 2-3	Future Land Use	Acreage	DU/ Acre	New DUs	Population Gain
Pipeline Development (Immediate: 0-10 years)							
Pipeline (as of August 2014)	Various	-	Various			1338	2810
Future Planned Development (Medium-Range: 6-20 years)							
Planned Future Development	Washington Knolls	13	RMED	40.28	5	201	423
Planned Future Development	McCleary-Hill (HHA)	9	RMED	15.9	5	80	167
Planned Future Development	Harrison Tract (Day Road)	10	MXD	72.64	10	726	1525
				Subtotal		1007	2115
Vacant/Underutilized Land (Medium-Range: 6-20 years)							
Potential Annexation	Holcim	18	RMOD	101.82	3.5	356	748
Potential Annexation	Pitzer Farm	70	RMED	118.3	5	592	1242
Potential Annexation	Bostetter Farm - Broadfording Road	73	RMED	80.95	5	405	850
Potential Annexation	Brandenberg Tract - Northern Avenue	69	RMED	36.96	5	185	388
				Subtotal		1537	3229
Potential Annexation: (Medium-Range: 6-20 years)							
Vacant	Groh Tract	30	RMED	50.23	5	251	528
Vacant	Bilrite Homes Tract	58	RMED	10.21	5	51	107
Vacant	Elmwood Extension	41	RMED	12.62	5	63	133
Vacant	Lyles Tract	31	RMED	31.93	5	160	335
Vacant	E/S Emmert Road (Portion of Property)	43	RMED	5.948	5	30	62
Vacant	Kenley	32	RH	25.85	10.61	274	576
Vacant	Brookemeade	33	RMED	19.28	5	96	202
Vacant	Shaool - Eastern Blvd N	62	RMED	5.92	5	30	62
				Subtotal		955	2006
				Grand Total		4837	10158

DU = Dwelling Unit
Assumes 2.1 residents/unit

SurveyMonkey® Public Survey Results Summary of Open-Ended Comments

Common Themes – Issues hampering revitalization efforts

- There is too much of a concentration of Section 8, public housing, and low-income housing in the downtown to make business and middle-income housing viable.
- ‘Slum lords’ who do not care for their properties and do not properly screen or control their tenants.
- Run down neighborhoods – vacant buildings, buildings in poor condition, trash, litter, high weeds, high turn-over of tenants, crime.
- It does not feel safe – drugs, gangs, thugs, loitering, panhandling.
- Trash is a major issue – both litter/debris and visible containers.
- Urban blight is proliferating and hurting property values.
- Rents and taxes are too high, especially for seniors on fixed incomes.
- Codes make fix-up of buildings too expensive for businesses.
- Downtown is a social services destination.
- Public transportation is inadequate to connect citizens with employment destinations.
- Homeless situation is a problem.
- Need to commute out of the city for good-paying jobs.
- Condition of downtown housing does not appeal to younger professionals.
- Amenities lacking downtown to attract younger professionals, middle-income households, and businesses.

Common Themes – Solutions to problems

- Want Hagerstown to be more like Frederick.
- Want Hagerstown to be true to itself and prosperous like it once was.
- Fix problems and don’t spend public funds on unnecessary amenities.
- Focus on reviving what is already built.
- Tear down old/burned out/abandoned buildings.
- Need to make ‘slum lords’ fix up their properties or force them to sell.
- Need stronger police presence, 24-7.
- Need high quality, well-paying jobs (e.g., manufacturing for skilled labor, STEM jobs, tech jobs, etc.).
- Promote city and our assets throughout country and pro-actively recruit businesses and residents from eastern metro areas.
- Expand the A&E District investment and enhancements further out into surrounding streets and neighborhoods.

- Relocate Section 8 and public housing outside the downtown. Alternative low-income housing opportunities should be provided outside of the downtown close to amenities such as grocery stores, pharmacies, doctors' offices, etc.
- Move social services outside of the downtown.
- Develop year-round café for homeless population to get them out of the cold and develop transitional housing and job opportunities for homeless that want to improve their situation.
- Need grocery stores, cleaners, pharmacies for existing downtown population and to attract middle-class residents or young professionals to live downtown.
- Make housing options more affordable for working families and middle-class households.
- Devise ways to make housing more affordable for seniors on fixed-incomes – exempt from property tax, controlled-rent housing, and senior cottages.
- Improve public transportation connections within our community and to Frederick, Montgomery County, and DC. This would allow commuters to move to Hagerstown or for Hagerstown residents to find jobs down the road.
- Incentivize home-ownership and help middle-income families invest in home improvements.
- Incentivize developers to rehab properties and flip for home-ownership.
- Encourage small businesses to move downtown. Assist existing businesses to help them prosper and grow.
- Continue arts development.
- Need more events and things to do downtown.
- Expand farmers' market to other days.
- Persuade area developers to renovate downtown buildings for offices versus building new office buildings in the suburbs.
- Attract people of a younger generation.
- Invest in residents for success of city. Workforce development that enhances opportunities and access to employment and wealth-building for vulnerable residents.
- Need more activities for children and young adults downtown to keep them busy with productive things.

Specific Recommendations, Requests, Concerns

CPTED and Police Issues

- Poor lighting levels on Summer Street
- Police walking on N. Mulberry, N. Locust, N. Cannon, E. Franklin, East Avenue.
- Concerns about drug activity on Cultural Trail
- Annexed areas do not get same police support as central city.
- Jaywalking at Beyer's Market on N. Burhans
- Need stronger police presence, 24-7.

- Need more activities for children and young adults downtown to keep them busy with productive things.
- Rarely see children wearing bike helmets.
- The Grab-A-Ride drivers are aggressive, do not obey speed limits and basically ignore traffic laws.
- Panhandling at shopping centers.
- Provide incentives for installing security cameras downtown.
- Need better lighting in alleys in RO districts where small businesses are located. Specific request for Gerber's Alley behind 200 block of S. Potomac Street.
- N. Cannon Avenue suffering from vandalism, drugs, theft and juvenile delinquents – especially in past four years. Makes it difficult to keep good tenants. Valley Properties cited as particularly bad about tenant management.
- Curfew for youth so people feel safe walking to and from jobs and home.
- City of Frederick passed a law in 2016 prohibiting people from wearing their pants below their waist.

Parks & Engineering and Public Works

- Improve public transportation connections within our community and to Frederick, Montgomery County, and DC. Bring Shady Grove commuter bus downtown.
- N. Mulberry Street parking problem. Too many vehicles per address. Should place limit, especially if off-street parking is available to the address.
- Move day-time deliveries to non-business hours to improve traffic flow downtown.
- Need more handicap accessible parking.
- Offer electric vehicle charge points.
- Cars going wrong way on Renaissance Way by Award Beauty School.
- Sidewalks are very uneven and some places impossible if you are in or are pushing a wheelchair.
- Pedestrian traffic on the Dual Highway is an absolute nightmare. (Jay walking concern)
- In order to deconcentrate poverty, need to improve and expand public transportation.
- Allow biking in parks *versus* bikers in Fairgrounds Park are too aggressive for pedestrians on the trail.
- Extend street sweeping to side streets such as Mulberry, N. Cannon, East Avenue, Locust, etc.
- Move recycling totes and trash containers from downtown sidewalks. Can alley pick-up be initiated for downtown?
- Bike lanes not the same throughout the city. No continuity to type or location.
- Concerns about dog waste and used condoms at City Park.
- Move vehicular access to Beyer's Market shopping center from N. Burhans to the rear or US 40.

- On N. Burhans, make the left lane for left turns only. People use as drag strip to get around folks in the right lane.
- Promote urban agriculture on vacant lots.
- Look at eliminating one-way streets like Winchester.
- Have a day for dropping off electronics for recycling/trash.

Code Enforcement/Building Codes

- Tear down old/burned out/abandoned buildings.
- Need to make 'slum lords' fix up their properties or force them to sell *versus* codes are too restrictive for landlords.
- Complaints about Synergy Management and Valley Properties (N. Cannon) and how they maintain their properties and do not adequately screen or control their tenants.
- Businesses need relief from building codes so existing conditions are grandfathered and renovations do not require a complete upgrade to current code.
- Barber shops are throwing trash at side of the curb.
- The railroad tracks behind Startzman's are a mess.
- Make solar easy to adapt for residents.
- Utility hook-up fees for commercial businesses should be reduced to encourage investment.
- People are sweeping lawn clippings into the street which goes into the storm drain. Problem for the bay.
- Limit the number of TV dishes on the front and roof of buildings.
- More attention needs to be paid to the West End in code enforcement.

Community Development/Planning

- Relocate Section 8 and public housing outside the downtown. Alternative low-income housing opportunities should be provided outside of the downtown close to amenities such as grocery stores, pharmacies, doctors' offices, etc.
- Move social services outside of the downtown.
- Develop year-round café for homeless population to get them out of the cold and develop transitional housing and job opportunities for homeless and recovering addicts that want to improve their situation.
- Devise ways to make housing more affordable for seniors on fixed-incomes – exempt from property tax, controlled-rent housing, and senior cottages.
- Incentivize home-ownership and help middle-income families invest in home improvements.
- Incentivize developers to rehab properties and flip for home-ownership.
- Invest in residents for success of city. Workforce development that enhances opportunities and access to employment and wealth-building for vulnerable residents.

- Turn Surrey School into housing for seniors of middle-income.
- Revise zoning to allow auxiliary dwelling units (granny flats) or tightly clustered detached housing.
- Offer free passes to events for people who pick up litter and pull weeds.
- Need greater variety of builders in subdivisions so not cookie cutter.
- Banks won't finance condo purchases in properties that are majority renter-occupied.
- Young professionals cannot compete with investors paying with cash for acquisition of properties.
- City needs to seize a lot of property and turn over to residents and developers who will improve it and provide quality affordable housing.

Economic Development/Promotions

- Need high quality, well-paying jobs (e.g., manufacturing for skilled labor, STEM jobs, tech jobs, etc.).
- Promote city and our assets throughout country and pro-actively recruit businesses and residents from eastern metro areas.
- Expand the A&E District investment and enhancements further out into surrounding streets and neighborhoods.
- Need grocery stores, cleaners, pharmacies for existing downtown population and to attract middle-class residents or young professionals to live downtown.
- Encourage small businesses to move downtown. Assist existing businesses to help them prosper and grow.
- Continue arts development.
- Need more events and things to do downtown.
- Expand farmers' market to other days. Farmer's Market as restaurant incubator.
- Persuade area developers to renovate downtown buildings for offices versus building new office buildings in the suburbs.
- Attract people of a younger generation.
- Recruit a Chipotle to the Square.
- Extend Pop Up Shops events for longer duration.
- Lack of communication to residents when something cool is happening.
- Want a sports arena or exercise park downtown.
- Want new stadium downtown.
- Want indoor soccer facility.
- Need another Playland or other adult/family recreation place. Additional desired amenities include mini-golf, water park, laser tag.
- Invest in green companies.
- Add something in windows of empty buildings. Brown paper is not desirable.
- Need Gigabyte internet in more than just Main Street downtown.

- Bureaucratic issues make it impossible for the City to attract investment to our dilapidated buildings.
- Want an Americana/hometown feel downtown – American flags on storefronts, street vendors, local foods and crafts, etc.
- Turn old YMCA into an athletic club.
- Need age-friendly businesses for older people.
- Need another 5 acre parcel business park that is pad ready.
- Need more affordable eateries for downtown residents.

SurveyMonkey® Public Survey Results

Summary of Input from Guided Questions

Downtown Survey

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?							
Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
Downtown is easily accessible and provides an appropriate amount of parking.	36	287	132	61	12	2.48	528
Downtown offers a suitable environment for pedestrians.	25	290	124	76	9	2.53	524
Downtown is becoming a more popular destination.	10	199	211	87	19	2.82	526
I am satisfied with and/or plan to use the Hagerstown Cultural Trail connection between Downtown and City Park.	54	182	92	102	95	3.00	525
Downtown supports the right mix of uses, including residential, retail, commercial, employment, etc.	7	127	255	105	32	3.05	526
Downtown successfully and appropriately serves Hagerstown residents.	4	122	242	117	43	3.14	528
<i>answered question</i>							529
<i>skipped question</i>							0

How importantly do you value the following objectives?							
Answer Options	Very Important (1)	Important (2)	Somewhat important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Alleviating homelessness downtown	333	134	39	11	9	1.53	526
Increasing development downtown	320	150	43	11	2	1.53	526
Promoting culture and vibrancy	265	158	73	27	2	1.75	525
Expanding education opportunities (School for the Arts, University System of MD) to downtown	221	157	99	37	11	1.97	525
Expanding the ability for people to live downtown	161	178	101	77	9	2.23	526
Adding hotel capacity downtown	91	118	165	136	15	2.74	525
<i>answered question</i>							527
<i>skipped question</i>							2

How often do you travel downtown?		
Answer Options	Response Percent	Response Count
Daily	30.8%	163
4-5 times per week	14.6%	77
2-3 times per week	19.5%	103
1 time per week	13.8%	73
Monthly	16.1%	85
Not in the past year	5.3%	28
<i>answered question</i>		529
<i>skipped question</i>		0

Urban Design and Sustainability Survey

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?							
Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
The city's historic buildings are important aspects of our image and should be protected, improved and reused.	52	30	3	6	1	1.63	92
The current physical density of Hagerstown is appropriate.	2	48	28	7	7	2.66	92
Hagerstown supports development that reflects the city's character.	4	41	30	8	8	2.73	91
<i>answered question</i>							92
<i>skipped question</i>							1

How importantly do you value the following objectives?							
Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Preserving historic structures and sites	47	26	15	5	0	1.76	93
Ensuring Hagerstown retains a distinctive character separate from surrounding communities	47	26	12	7	0	1.77	92
<i>answered question</i>							93
<i>skipped question</i>							0

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?							
Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
I have convenient access to recreation facilities, including access to natural places.	27	53	5	4	3	1.95	92
I am satisfied with the quality of the city's parks and recreation facilities.	21	56	12	2	2	2.01	93
I am satisfied with neighborhood safety services (Police and Fire)	25	42	14	6	5	2.17	92
I am satisfied with the City Park and recreation events/programs.	20	53	10	1	9	2.20	93
I feel safe with respect to larger economic and environmental threats.	10	48	26	4	4	2.39	92
Hagerstown provides adequate and timely street maintenance.	5	53	21	10	4	2.52	93
<i>answered question</i>							93
<i>skipped question</i>							0

How importantly do you value the following objectives?							
Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Preserving or enhancing access to parks and natural environments	37	39	13	3	0	1.80	92
Improving the quality of existing parks and recreation amenities	34	39	14	5	0	1.89	92
Improving or increasing street maintenance programs	25	40	22	4	1	2.09	92
Growing the network of bike/pedestrian trails	30	26	15	21	0	2.29	92
Increasing the amount of park space in the city	20	30	27	15	0	2.40	92
<i>answered question</i>							93
<i>skipped question</i>							0

How satisfied are you with the following Hagerstown city departments, services, or aspects of city life?

Answer Options	Very Satisfied (1)	Satisfied (2)	Not Satisfied (3)	No Opinion (4)	Rating Average	Response Count
Sanitation (garbage/brush and leaf/bulk item/recycling collection, etc.)	14	54	13	10	2.21	91
City Streetlights	11	57	14	9	2.23	91
<i>answered question</i>						93
<i>skipped question</i>						0

How importantly do you value the following objectives?

Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Protecting against environmental hazards	63	26	3	0	1	1.39	93
Planning for active living	53	29	9	0	1	1.55	92
Promoting development that occurs in a pattern that is sensitive to air and water quality concerns	48	28	13	3	1	1.72	93
Promoting access to healthy food	53	21	11	6	2	1.74	93
Promoting access to natural environments within the city's communities	45	30	14	4	0	1.75	93
Promoting green and sustainable energy sources, including solar, wind, and other renewable energy	48	27	10	8	0	1.76	93
<i>answered question</i>						93	
<i>skipped question</i>						0	

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?

Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
I have convenient access to a range of food options, including access to healthy and fresh options.	23	42	23	3	2	2.13	93
I think Hagerstown is a healthy place to live.	9	31	36	10	6	2.71	92
<i>answered question</i>						93	
<i>skipped question</i>						0	

Housing & Neighborhoods Survey

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?							
Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
There is a need to improve the image of and quality of life in existing neighborhoods.	223	68	3	2	3	1.31	299
The city's poorer/older neighborhoods lack investment and improvement.	185	91	9	2	12	1.55	299
The city's low home-ownership rate of 40% of occupied housing units is a concern.	174	90	12	3	18	1.66	297
I am satisfied with the city's neighborhoods services and programs.	5	96	93	47	56	3.18	297
I am happy with the extent of urban planning and urban design efforts that have been invested in my neighborhood.	6	84	101	57	47	3.19	295
I feel the City values each of the city's neighborhoods equally.	7	56	126	78	31	3.23	298
answered question							300
skipped question							0

7. How importantly do you value the following objectives?							
Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Expanding urban planning and urban design services across the city's neighborhoods	120	108	46	10	14	1.96	298
Increasing housing options and types of housing	112	92	61	25	9	2.09	299
Improving housing affordability	113	90	55	32	9	2.11	299
Locating housing and public transportation closer together	89	104	65	24	16	2.24	298
Locating housing near jobs	84	92	83	26	13	2.30	298
answered question							300
skipped question							0

How satisfied are you with the following Hagerstown city services or aspects of city life?

Answer Options	Very Satisfied (1)	Satisfied (2)	Not Satisfied (3)	No Opinion (4)	Rating Average	Response Count
Affordability of housing	40	139	88	31	2.37	298
Availability of housing options	16	93	153	37	2.71	299
The quality of housing in the city	11	72	193	23	2.76	299
<i>answered question</i>						300
<i>skipped question</i>						0

Do you live in a type of housing the suits your preferences?

Answer Options	Response Percent	Response Count
Yes	84.7%	250
No	15.3%	45
<i>answered question</i>		295
<i>skipped question</i>		5

Do you rent or own?

Answer Options	Response Percent	Response Count
Rent	22.6%	67
Own	77.4%	229
<i>answered question</i>		296
<i>skipped question</i>		4

Economic Development Survey

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?

Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
Hagerstown supports an appropriate mix of land uses across the city. A land use is a particular type of utilization or occupation of land for human activity (i.e. housing, commercial, retail, industrial, parks, open space, etc.).	22	157	72	32	16	2.54	299
Hagerstown accommodates the right amount of new development	8	82	115	61	29	3.07	295
<i>answered question</i>							300

skipped question 2**How importantly do you value the following objectives?**

Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Increasing mixed-use development. Mixed-use development is development in which multiple uses (i.e. residential and retail) are co-located in specific areas so as to promote walk-able access between them.	131	112	34	16	6	1.84	299
Increased tax base through development, annexation and investment is important to our future.	96	99	63	26	13	2.20	297
<i>answered question</i>							301
<i>skipped question</i>							1

How strongly would you agree with the following statements about Hagerstown city departments, services or aspects of life?

Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
I am satisfied with the city's efforts to support entrepreneurship, small business, and home businesses.	13	90	101	67	28	3.02	299
Hagerstown has an appropriate mix and quantity of jobs.	4	57	118	104	17	3.24	300
The employment market in Hagerstown is well-suited to my skills and abilities.	7	71	91	96	32	3.25	297
I am satisfied with the city's efforts to recruit new businesses and retain existing businesses.	6	47	129	99	19	3.26	300
<i>answered question</i>							300
<i>skipped question</i>							2

How importantly do you value the following objectives?

Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Supporting local entrepreneurship,	185	82	31	1	1	1.50	300

especially small business and home business							
Increasing the number of jobs for high-skilled residents	178	94	21	5	1	1.52	299
Developing a skilled workforce through training programs, recruitment, continuing education	174	99	24	3	1	1.53	301
Diversifying the local economy	152	111	25	7	3	1.65	298
Growing Hagerstown's role as an economic hub of a larger region	153	98	38	11	1	1.70	301
Growing Hagerstown's presence as a tourist destination	128	78	64	24	4	1.99	298
Increasing property investment, particularly along our commercial corridors	104	116	52	17	10	2.04	299
Increasing industrial, warehousing, and manufacturing jobs	80	110	69	37	5	2.26	301
<i>answered question</i>							301
<i>skipped question</i>							1

Transportation and Water Resources Survey

How satisfied are you with the following Hagerstown city departments, services, or aspects of city life?

Answer Options	Very Satisfied (1)	Satisfied (2)	Not Satisfied (3)	No Opinion (4)	Rating Average	Response Count
Water Services	26	58	7	6	1.93	97
Sewer Services	26	51	7	13	2.07	97
Storm-water Services and Utilities	22	51	11	13	2.15	97
<i>answered question</i>						97
<i>skipped question</i>						0

How strongly would you agree with the following statements about Hagerstown city departments, services, or aspects of city life?

Answer Options	Strongly Agree (1)	Agree (2)	Disagree (3)	Strongly Disagree (4)	No Opinion (5)	Rating Average	Response Count
I am able to get around quickly and easily.	18	53	19	4	3	2.19	97

I am satisfied with the city's pedestrian infrastructure such as sidewalks, pedestrian crossings, and traffic signals.	14	50	25	5	3	2.31	97
<i>answered question</i>							97
<i>skipped question</i>							0

How importantly do you value the following objectives?							
Answer Options	Very Important (1)	Important (2)	Somewhat Important (3)	Not Important (4)	No Opinion (5)	Rating Average	Response Count
Reducing traffic congestions	33	38	23	2	1	1.97	97
Providing a wider range of transportation options	34	29	27	5	1	2.06	96
Promoting additional and safer bicycle infrastructure, such as bike lanes, sharrows, bike racks, and lockers	21	31	23	21	1	2.48	97
<i>answered question</i>							97
<i>skipped question</i>							0

Are you able to walk to any or all of your daily needs?		
Answer Options	Response Percent	Response Count
Yes	45.3%	43
No	54.7%	52
<i>answered question</i>		95
<i>skipped question</i>		2

If you were able, would you choose to walk to your daily needs?		
Answer Options	Response Percent	Response Count
Yes	82.3%	79
No	17.7%	17
<i>answered question</i>		96
<i>skipped question</i>		1

If you were able, would you choose to bike to your daily needs?		
Answer Options	Response Percent	Response Count
Yes	50.0%	48
No	50.0%	48
<i>answered question</i>		96
<i>skipped question</i>		1

Would you be willing to pay more for housing if you could get around without a car?		
Answer Options	Response Percent	Response Count
Yes	42.7%	41
No	57.3%	55
<i>answered question</i>		96
<i>skipped question</i>		1

Prior City Comprehensive Plans – 1966, 1975, 1988, and 1997

As Hagerstown looks to the future, it is instructive to also look back to past planning efforts to better understand how past decisions have shaped today's planning context. The following discussion highlights some elements of past Comprehensive Plans as they relate to the City's present day concerns.

Hagerstown Master Development Plan, 1966

Community Improvement

The Master Development Plan is focused around Five Points for Community Improvement:

1. The run-down condition of housing in many parts of Hagerstown calls for immediate actions to replace or renovate substandard buildings, to create the amenities necessary for residential neighborhoods, and to provide more satisfactory community facilities.
2. In order to maintain its role as the primary shopping, office, and commercial center of the region, the Central Area should be improved through replacement and remodeling of buildings, alleviation of traffic congestion, expansion of parking areas, creation of pedestrian walkways, and enhancement of its appearance.
3. Areas surrounding the Central Area require new and enlarged playgrounds.
4. The City should complete Burhans Boulevard, continue efforts to construct the Northeastern Bypass, and act to extend Northern Avenue.
5. Strong controls over land use and over points of access should be immediately established on roads intersecting with I-81 and I-70.

Transportation

Even four decades ago, traffic congestion was a "notorious" problem for Hagerstown, due to the flow of long-distance traffic through the relatively narrow streets and dense grid pattern of the downtown. In addition to Interstates 81 and 70, which were still being completed, the 1966 plan foresaw the need for routes around the downtown. As shown in the Thoroughfare Plan (Figure 1-11), the modern-day Eastern Boulevard and Wesel Boulevard and the extension of Burhans Boulevard were first envisioned in this plan. Other transportation links, such as a northwest connector (linking Northern Boulevard to Marshall Street) remain outstanding transportation needs today.



FIGURE 1-11: 1966 THOROUGHFARE PLAN

Land Use and Growth

Like many later plans, the 1966 plan is peculiar in that none of its maps show a clear boundary between the City of Hagerstown and Washington County. The Comprehensive Plan map (Figure 1-12) shows future land use designations for areas that were not, and are not today, parts of the City, but there is no mention of annexation in the plan. Using a base population in 1960 of 36,600, the 1966 Plan projected a City population of 42,000 by 1980. These population projections assumed continued strength in the national manufacturing sector, a strength that weakened in the following decades.

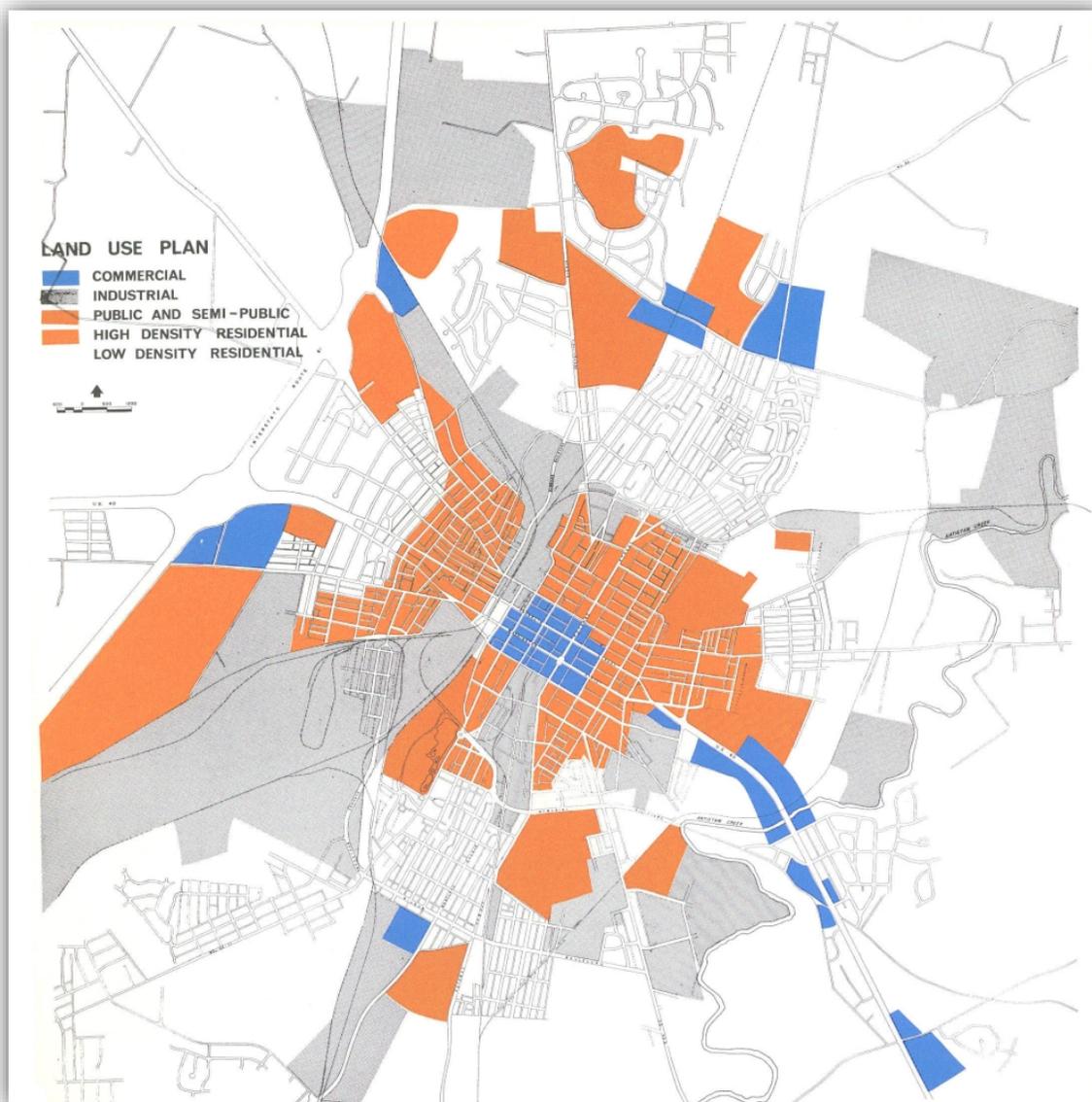


FIGURE 1-12: 1966 LAND USE PLAN

Comprehensive Development Plan, 1975

Nearly a decade after its first plan, Hagerstown adopted the Comprehensive Development Plan. The 1975 document pointedly says that the 1966 plan “had become inactive,” as early as 1968, prompting the establishment of a new Planning Commission and Planning Department. Key findings and concerns of the 1975 Plan included:

- The City lost population from 1960 to 1970, while surrounding suburbs gained population.

- Little or no non-residential construction had occurred inside City boundaries, and the development that had occurred within the City was predominantly multi-family residential. This “suburban sprawl” was causing a marked decline in the downtown, and made provision of public utilities and services inefficient.
- Development within the City occurred largely on the basis of land speculation.
- The City’s housing stock was in significant decline, to the point where nearly 20 percent of the City’s housing units were “sub-standard” in 1972.

To address these and other issues, the 1975 Plan took a much broader approach than its 1966 predecessor. A generalized “Concept Plan” (Figure 1-13) depicted Hagerstown’s downtown as a Regional Hub, surrounded by concentric rings of progressively sparser development, tied together with radial and circumferential highways (referred to as “loops”).

The extent of Hagerstown’s region was fleshed out in the Land Use Plan (Figure 1-14), which designated future land uses far beyond the City’s then-existing boundaries, incorporating much of what the 2008 Comprehensive Plan designates as the City’s Medium-Range Annexation Area.

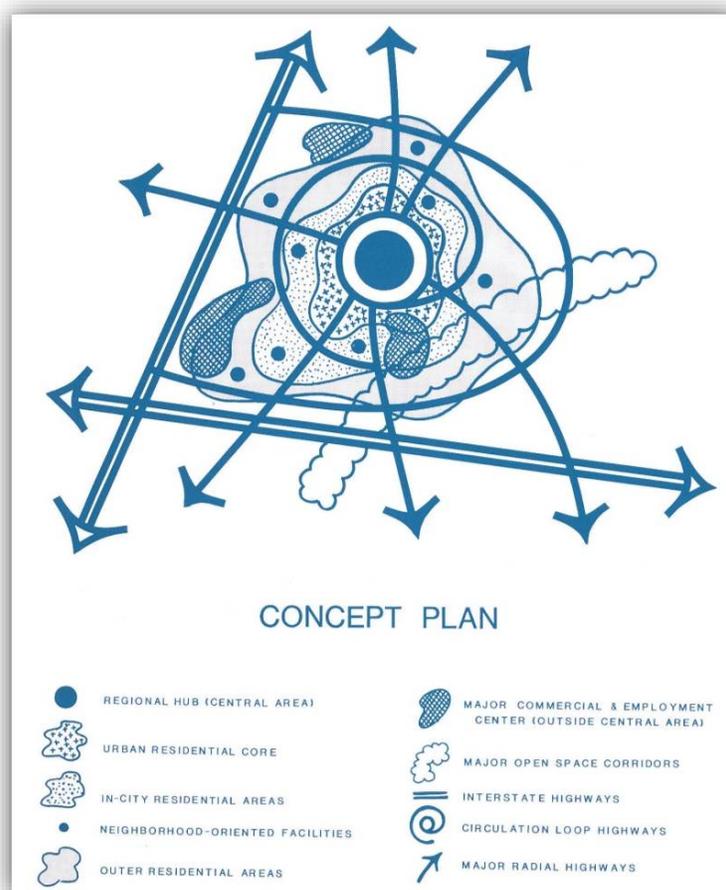


FIGURE 1-13: 1975 CONCEPT PLAN

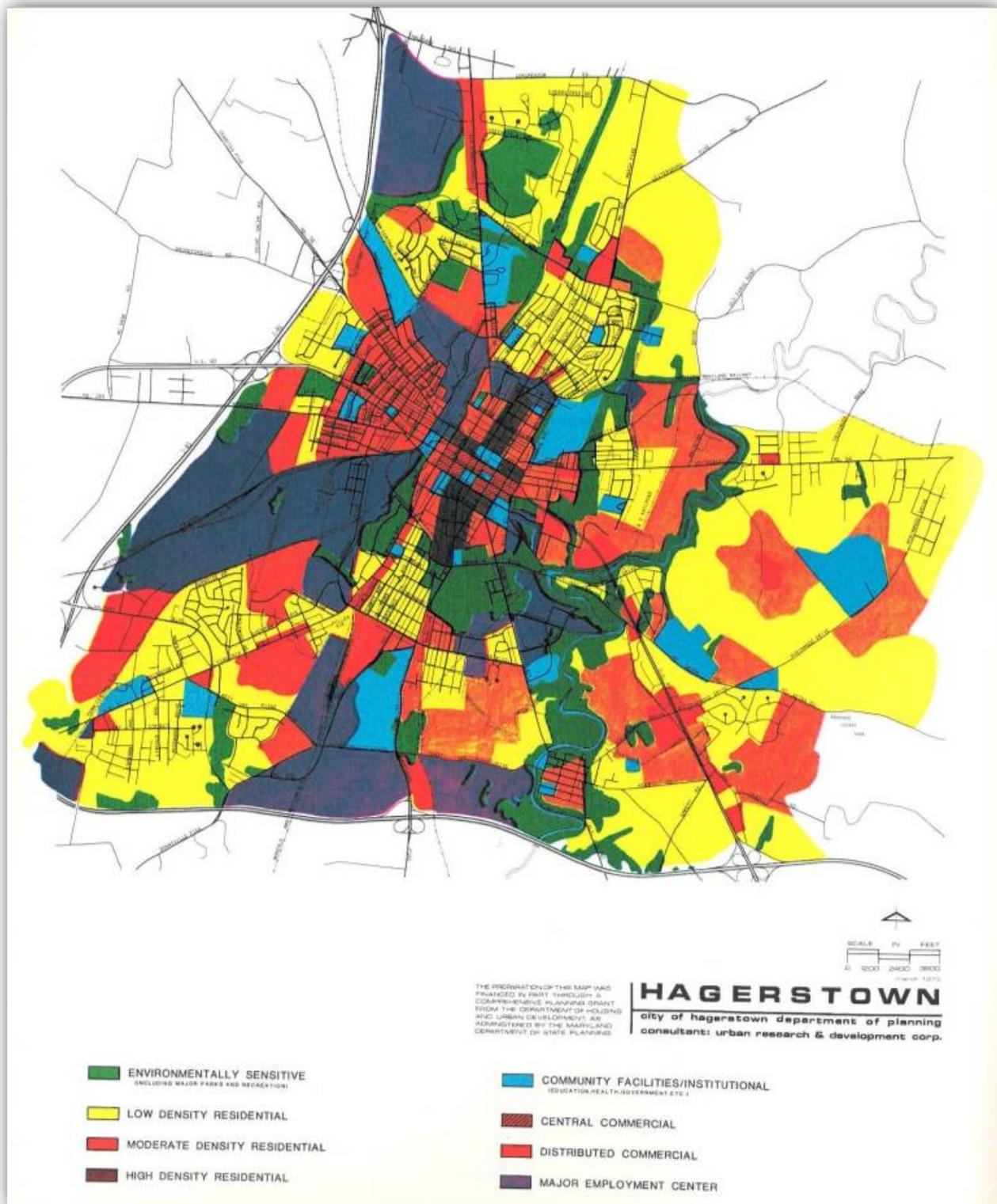


Figure 1-14: 1975 Land Use Plan

Equally important was the document's recognition of the importance of public utilities in controlling development. The 1975 Plan contained policies that tied the provision of water and wastewater service to overall land use goals, gave areas within the existing City boundaries the first priority for water and wastewater, and established a Planned Water and Sewerage Area that matched the area covered by the Land Use Plan (Figure 1-15).

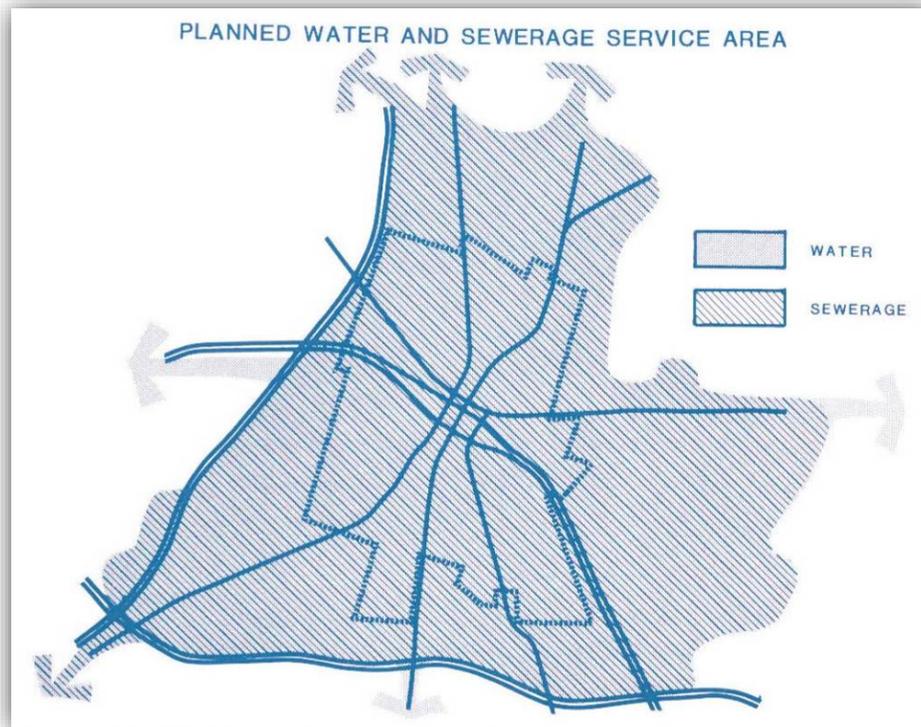


FIGURE 1-15: 1975 WATER AND WASTEWATER SERVICE BOUNDARIES

Other important aspects of the 1975 Plan were:

- Whereas the 1966 Plan included policies to address only the “run down” City neighborhoods, the 1975 Plan divided Hagerstown into Sub-Areas, and established revitalization policies for those subareas.
- The Transportation Plan largely resembled the 1966 version, calling for a Northwest Connector, construction of Eastern and Wesel Boulevards, and improvement/extension of Burhans Boulevard and Northern Avenue. By this time, Interstates 70 and 81 were complete.
- The document included a Central Area Plan, designed to specifically address the issues contributing to the Downtown’s demise.

Comprehensive Development Plan, 1988

The 1975 Plan successfully energized the City's planning efforts, as well as citizen interest in planning. Its 1988 successor reported that 62 of the 67 "specific actions" in the 1975 Plan had been implemented by the mid-1980s. The 1988 Plan updated the 1975 document, retaining the "Concept Plan" approach. New and significantly revised planning approaches were:

- An Overall Growth and Revitalization Plan. While the 1975 Plan proposed land uses for areas outside of the City, the 1988 Plan was the first to specifically address regional growth issues. The 1988 Plan includes a depiction of the 1983 Urban Growth Area (UGA), as adopted by both Hagerstown and Washington County (Figure 1-16). The 1988 Plan emphasized Hagerstown's role as the region's "hub," and advocated for an "Urban Growth Area Plan," as well as a joint City-County Comprehensive Plan for the UGA.

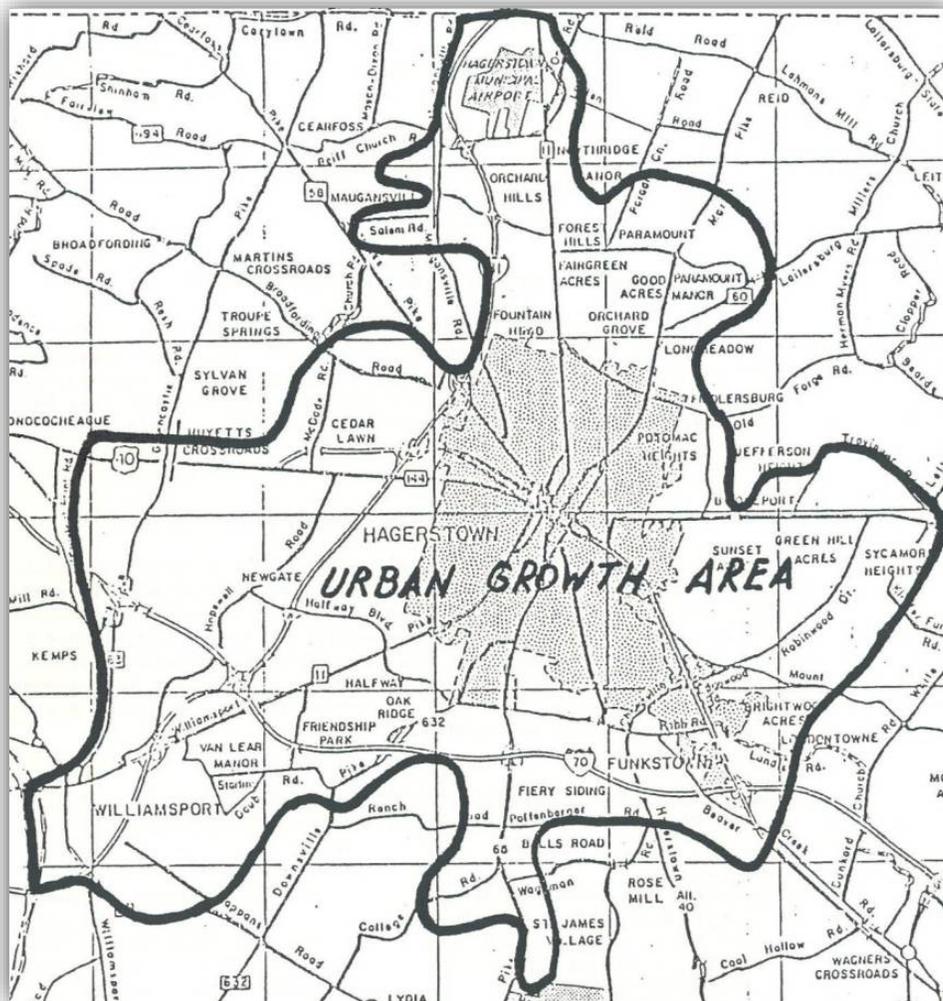


FIGURE 1-16: THE 1983 URBAN GROWTH AREA

- Some efforts to limit the provision of water and wastewater service. The 1988 Plan suggested that development in the City receive first priority for water and wastewater service, but recognized that the existing General Services Agreement planned for the expansion of City services.
- The City's first Comprehensive Plan policies to specifically address the need for annexation. The Mayor and City Council had previously approved a policy that specifically removed annexation or pre-annexation requirements from the provision of water and wastewater service to new development outside the City. Recognizing that annexation was often beneficial to municipalities, the Plan called for the development of UGA-wide annexation policies.
- A revised Downtown Plan, and policies calling for a new round of Sub-Area Plans.
- A Transportation Plan that continued to emphasize the completion of the "Middle Loop" (Eastern Boulevard and a Northwest Connector), Wesel Blvd, and a new road to connect Eastern Boulevard with Robinwood Drive (between Jefferson Boulevard and Mount Aetna Road).

Downtown Enhancement Plan (1996)

The Chamber of Commerce hired LDR International to develop a downtown enhancement plan in 1996. In addition to recommending streetscape and parking improvements, this plan offered recruitment and retention recommendations intended to improve the downtown's image and attract new businesses and patrons. The most intriguing idea was to create an Arts & Entertainment District, which would be focused on first block of South Potomac Street. A Chamber sub-committee explored this idea further and developed an Arts & Entertainment District Plan for downtown in 1999.

The Plan recognized that while street-level space in downtown Hagerstown experiences relatively high occupancy rates, the large size of many downtown buildings and weak demand for space above the first floor leave high overall vacancy rates. Several strategies could help promote downtown business success and reinvestment and increase demand for office, residential, and retail space.

In recruiting new enterprises to the downtown, the Plan recommended the City should diversify its approach to cultivate and accommodate a mix of customers: downtown workers, locals, and visitors. Clusters of businesses could be created and nurtured that appeal to specific groups. In order to attract locals downtown and to capture visitors in our area (i.e., Antietam Battlefield, Prime Outlets, etc.), the downtown must sell unique and sought after products not found in malls and the downtown must cultivate a unique and attractive shopping district atmosphere which cannot be found in malls.

To efficiently and effectively compete with neighboring malls, shopping centers, and other downtowns in the region, the Plan recommended that the downtown revitalization effort must do the following:

- Use our existing assets—help existing businesses to succeed and restore the structural integrity and beauty of the district’s buildings;
- Promote the business district and its incentive programs and zones to existing and new customer groups.

1997 Comprehensive Plan

The 1997 Comprehensive Plan emphasized economic development, revitalization, and neighborhood improvement, rather than Land Use and Transportation, which had been mainstays of previous plans.

Economic Development

The focus on renewed economic development activities reflected the long decline of Hagerstown’s industrial and manufacturing base. Revitalizing the economy would address other citywide problems. The Economic Development Element emphasized:

- Focus on medium-sized and small employers, rather than large industries.
- Re-use of industrial sites for new types of activity, such as an outlet mall, a business incubator, and telecommunications facilities.
- Physical improvements to the downtown, including urban design measures designed to make the city’s core attractive for business and tourism.

Land Use and Neighborhoods

Whereas previous plans proposed future land uses for large areas outside of the corporate boundaries, the 1997 Plan focused on internal land use changes and urban design needs (Figure 1-17). A substantial portion of the Comprehensive Plan is dedicated to descriptions and policies related to 23 separate “Neighborhoods,” including the Downtown. These neighborhoods, shown in Figure 1-18, were different from the Sub-Areas identified in the 1975 and 1988 Plans. A 24th neighborhood was added in a Comprehensive Plan Amendment in 2004.

Water and Wastewater Service

While previous plans had touched on the issue of limited water and wastewater capacity, the 1997 Comprehensive Plan included a sizeable discussion on the topic. At the time, the City had defined an Urban Services Area (USA), which was somewhat narrower than the county-defined UGA. The 1997 Plan mentioned the USA, and quoted the City’s newly developed policy, which prioritized the extension of water and wastewater service as follows:

1. Infill within the city where there are existing services.

2. Areas within the city which are not currently served
3. Undeveloped industrial/commercial areas outside but contiguous to the City (annexable)
4. Undeveloped residential areas outside but contiguous to the City (annexable)
5. Developed areas outside but contiguous to the City (annexable)
6. Non-contiguous areas in the Urban Services Area (not annexable)
7. Areas outside the Urban Services Area but inside the Urban Growth Area.

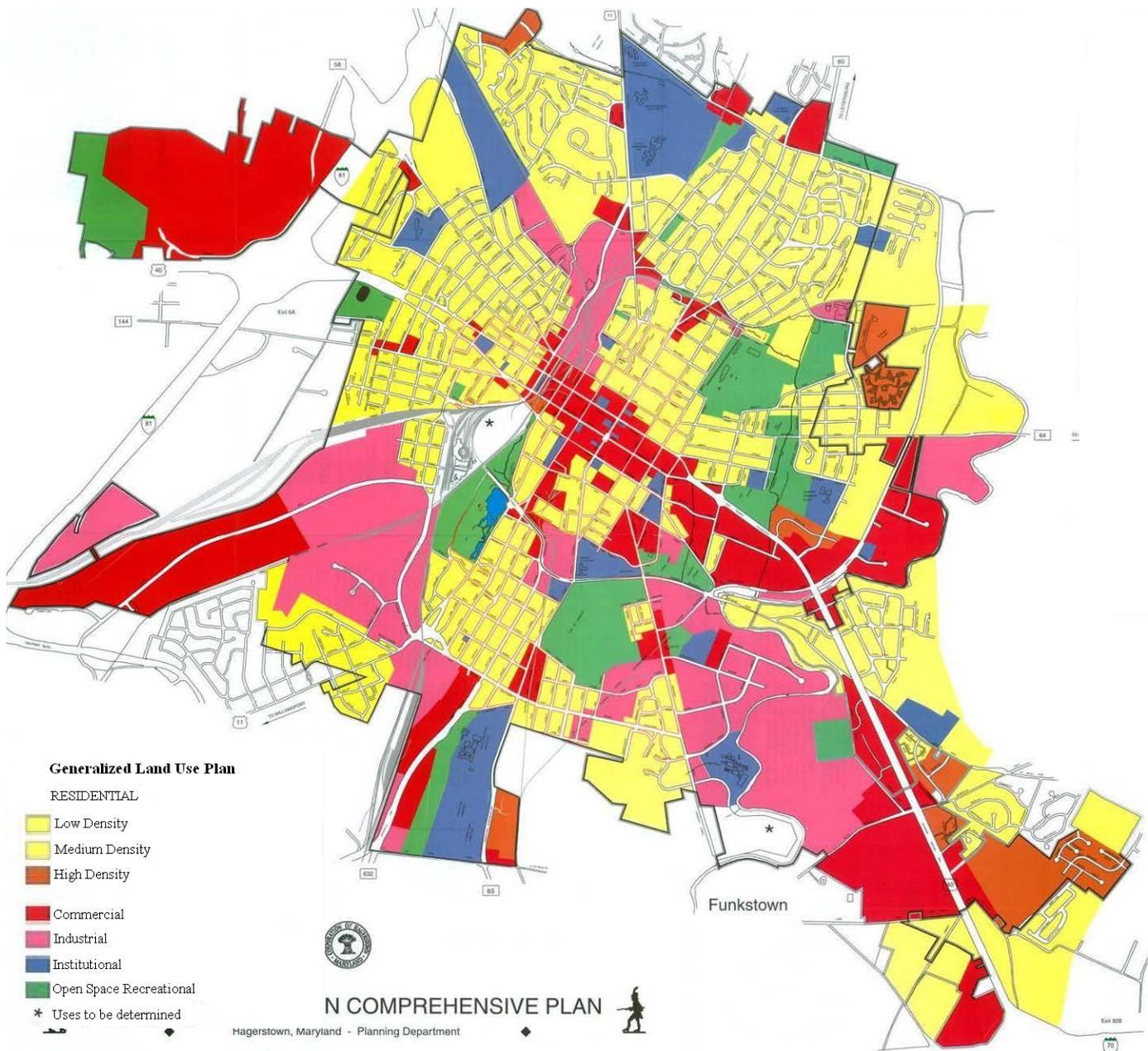


FIGURE 1-17: 1997 FUTURE LAND USE MAP



Figure 6
Index of Neighborhoods

- | | |
|----------------------|--------------------|
| 1 Mack Truck | 13 Locust Point |
| 2 Fountain Head Hgts | 14 Medical Center |
| 3 Terrace North | 15 Dual Highway |
| 4 Carroll Heights | 16 Wesel Blvd. |
| 5 North End | 17 South End |
| 6 Mitchell Avenue | 18 Rose Hill |
| 7 West End | 19 Industrial Park |
| 8 Jonathan | 20 Doub |
| 9 Broadway | 21 Wilson |
| 10 Fairgrounds | 22 Harrison Farm |
| 11 Pangborn | 23 Edgewood |
| 12 Downtown | |

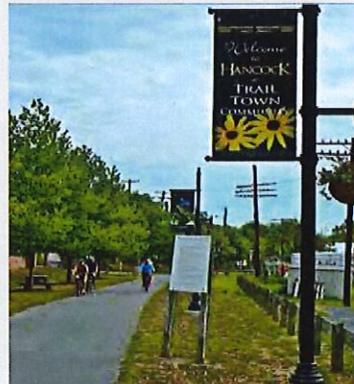
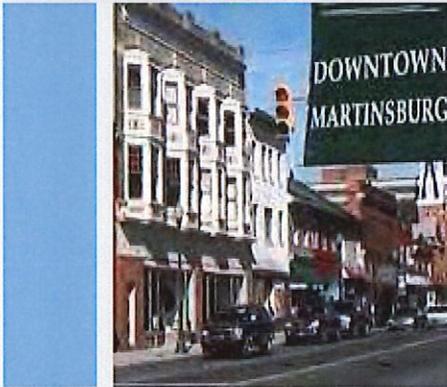
Figure 1-18: 1997 Comprehensive Plan
"Neighborhoods"

Direction 2040 Long Range Transportation Plan - *Hagerstown/Eastern Panhandle Regional Profile - Population Projections* (see attached)

DIRECTION 2040



Hagerstown / Eastern Panhandle Metropolitan Planning Organization



Long Range Transportation Plan Update



Direction 2040

Hagerstown / Eastern Panhandle Regional Profile



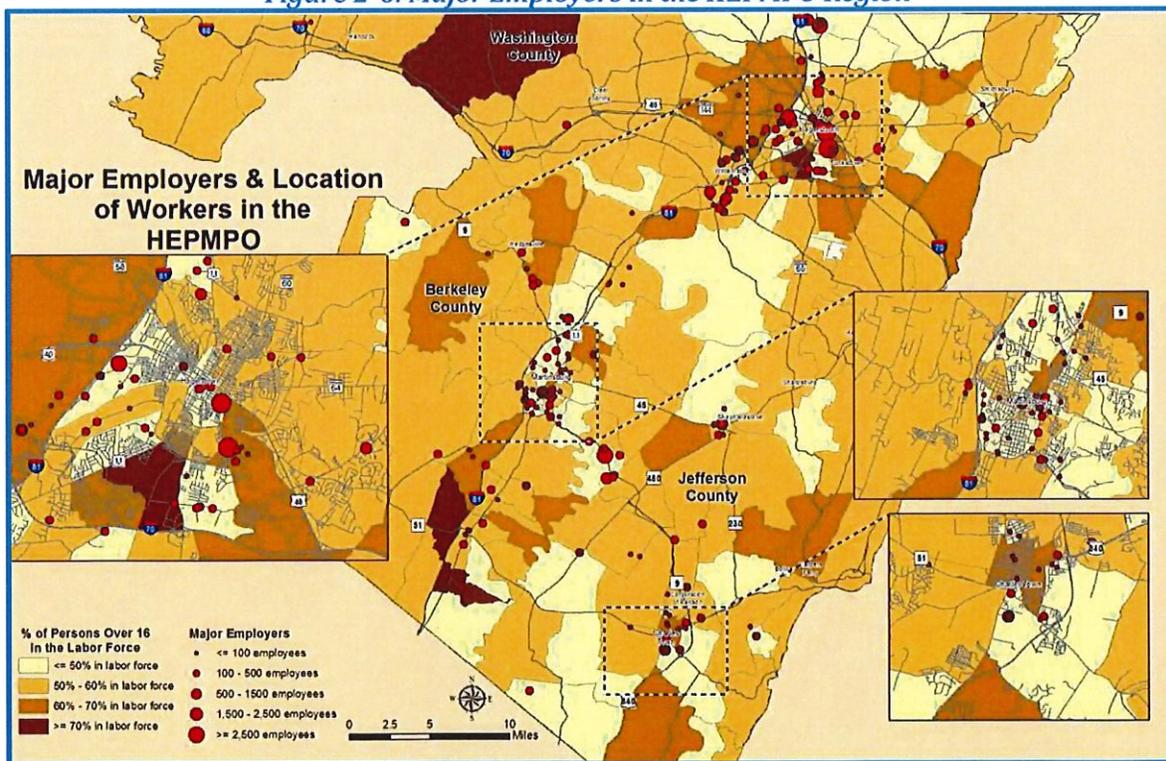
features prominent employers such as Aker Plastics, Quad/Graphics, FedEx, the Bowman Group, and the offices for the City of Hagerstown. Citigroup is also located along I-81, just north of Hagerstown, and employs 2,500 people; and a few miles off the I-81 corridor, along Charles Town Road, major employers include the Department of Treasury and the Veterans Administration. There are a few less concentrated employment activity centers away from the I-81 corridor including Shepherd University in Shepherdstown and PNCI Charles Town Gaming in the City of Charles Town.

Projected Trends

Demographic forecasts from the Maryland Department of Planning (used for Washington County) and the Woods and Poole 2012 State Profile (used for Berkeley and Jefferson counties) were used to project county population, households, and employment to the *Direction 2040* horizon year. Table 2-3 summarizes the forecast demographic growth in comparison to the assumptions used for the previous LRTP (*Direction 2035*).

The demographic forecasts for *Direction 2040* are lower than the estimates prepared for *Direction 2035*. Over a span of 30 years, the differences equate to about a 6% reduction in regional employment and a 15% reduction in households. Both Woods and Poole and the Maryland Department of Planning integrate a variety of national, state and regional factors into their forecasts including the effects of forecasted economic conditions.

Figure 2-6: Major Employers in the HEPMPO Region



Source: Workforce West Virginia, Maryland Department of Labor



Direction 2040

Hagerstown / Eastern Panhandle Regional Profile



Table 2-3: Projected Demographics for the HEPMPO Region

County	Scenario	Annual Growth %			2040 Forecasted Totals		
		Population	Households	Employment	Population	Households	Employment
Washington	Last LRTP	1.10%	1.20%	0.90%	205,070	79,818	100,961
	Direction 2040	1.00%	1.00%	0.80%	199,010	75,170	97,879
Berkeley	Last LRTP	1.20%	1.50%	1.40%	149,308	62,505	83,551
	Direction 2040	1.00%	1.00%	1.20%	140,613	53,799	78,529
Jefferson	Last LRTP	1.60%	2.00%	1.60%	86,457	36,317	45,909
	Direction 2040	1.50%	1.50%	1.20%	83,902	31,258	40,555
HEPMPO Region	Last LRTP	1.22%	1.44%	1.19%	440,836	178,640	230,421
	Direction 2040	1.09%	1.09%	1.00%	423,525	160,226	216,963

To support the travel forecasting process, the county-level forecasts were disaggregated to smaller areas across the tri-county region. Decisions on data disaggregation were based on the following resources:

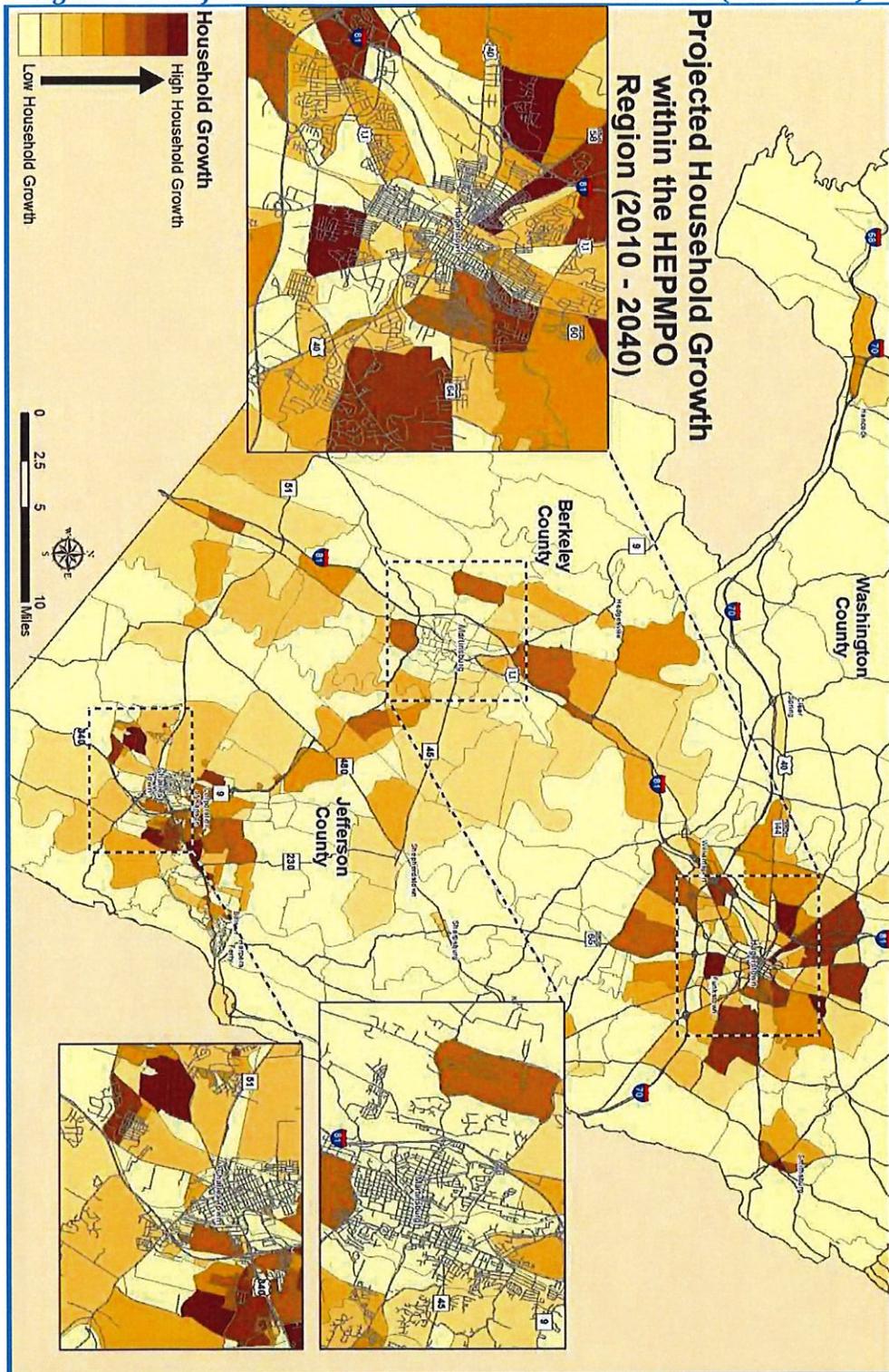
- Input from MPO and county planning staff;
- Discussions with each county's economic development department;
- Information from the Hagerstown-Washington County Economic Development Commission's county-wide infrastructure needs assessment report released in 2013;
- Sub-development data (both in GIS and other formats) including available information on timing, acres and/or units; and,
- Assumptions from the previous LRTP.

Figure 2-7 and Figure 2-8 illustrate the spatial distribution of projected growth (by density) for households and employment based on the disaggregation process.





Figure 2-7: Projected Household Growth within the HEPMPO (2010-2040)

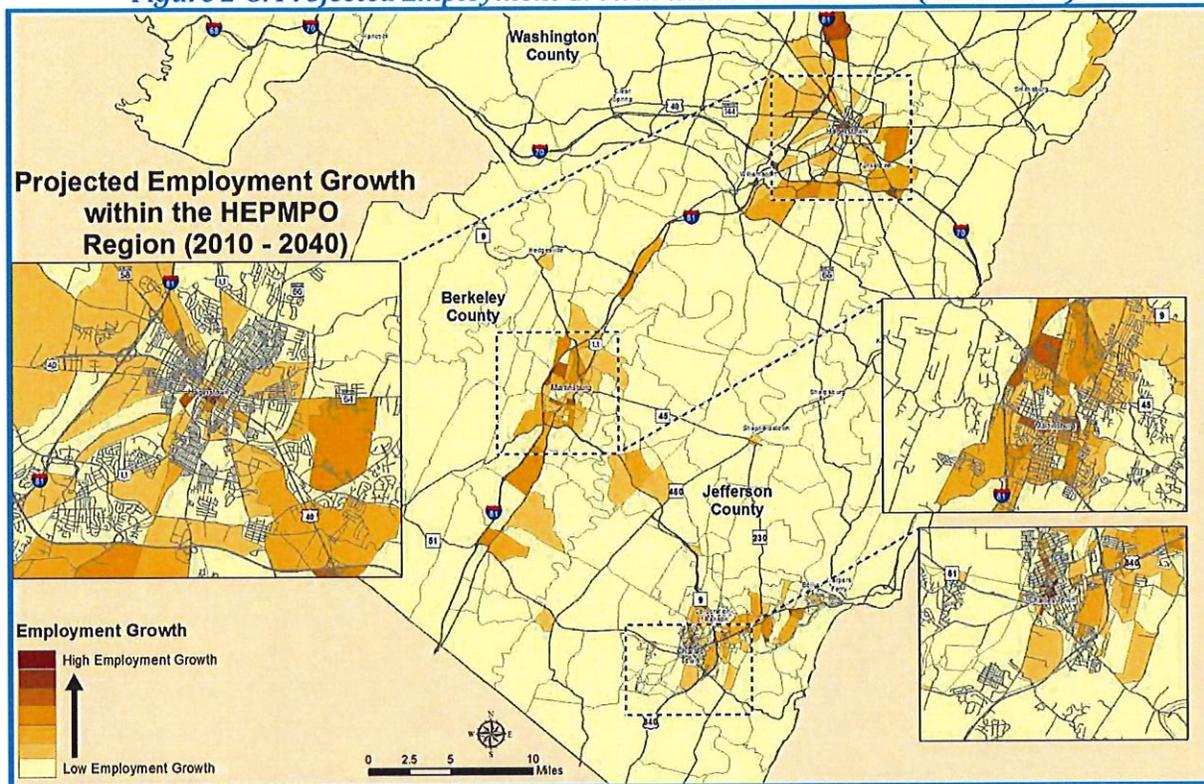


Source: US Census Bureau, Maryland Department of Planning, Woods & Poole





Figure 2-8: Projected Employment Growth within the HEPMPO (2010-2040)



Source: US Census Bureau, Maryland Department of Planning, Woods & Poole

Environmental Resources

Parks

Publicly-owned parks are a protected resource under Section 4(f) of the U.S. DOT Act of 1966. There are many parks and recreation areas in the HEPMPO region including national, state, and county parks; neighborhood parks; recreational waterways; and historic battlefields. The HEPMPO region contains three prominent national parks: Harpers Ferry, the Chesapeake and Ohio Canal, and the Antietam National Battlefield.

As of 2005, Washington County contained approximately 33,850 acres of public lands protected for open space or recreational use (*Washington County Land Preservation, Parks, and Recreation Plan*). These public lands include county and municipal parks with facilities for active recreation, such as ball fields and tennis courts, as well as watersheds, forest land and wildlife areas for camping,

